

Quarterly Investor Report:

Quarter ended 30 June 2025

August 2025

Target Healthcare REIT plc and its subsidiaries ('the Group') is a leading investor in modern purpose-built UK care homes with en suite wet-rooms. The Group's purpose is to provide investors with an attractive quarterly dividend, generated from a portfolio diversified by tenant, geography and end-user payment profile, through responsible investment.

Group at a glance



Properties
93



Beds
6,369*



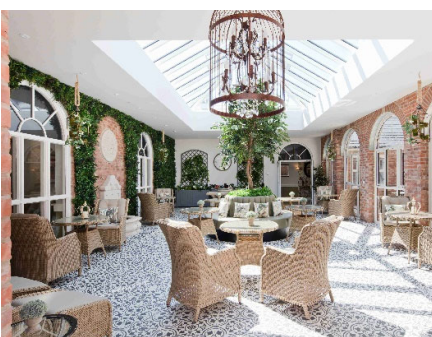
Tenants
34



Contracted rent
£61.2m



Property Value
£929.9m



Overview		Key ratios & financials	
Launch date	March 2013**	Investment properties	£929.9 million
ISIN	GB00BJGTLF51	Drawn debt	£242.0 million
SEDOL	BJGTLF5	EPRA NTA	£711.9 million
Company name	Target Healthcare REIT plc	EPRA NTA per share	114.8 pence
Registered number	11990238	Quarterly total accounting return (including dividend)	2.9%
Expected quarterly dividend	Feb/May/Aug/Nov	Quarterly Group specific adjusted EPRA earnings per share	1.48 pence
Financial year end	30 June	Quarterly dividend per share	1.471 pence
Currency	Sterling	Dividend yield (05/08/2025)	5.9%
Website	www.targethealthcarereit.co.uk	Loan-to-Value ('LTV')***	26.0% (gross); 21.8% (net)
Ordinary share class as at	05/08/2025	Management fee rate	1.05% up to £500m NAV 0.95% of £500m - £750m NAV 0.85% of £750m - £1,000m NAV 0.75% of £1,000m - £1,500m NAV 0.65% of £1,500m + NAV
Shares in issue	620,237,346		
Share price	99.4 pence		
Market capitalisation	£616.5 million		
Share price discount to EPRA NTA	13.4%	WAULT	25.9 years

* Including planned beds in the remaining development site

** Originally launched as Target Healthcare REIT Limited (Jersey registered: 112287)

*** Gross LTV calculated as total gross debt as a proportion of gross property value. Net LTV calculated as total gross debt less cash, as a proportion of gross property value

Recent news

The Group's portfolio continues to generate consistent underlying rental growth and a positive total accounting return driven by our exclusively modern, purpose-built real estate, supportive tailwinds and active management.

Performance

The portfolio of 93 assets let to 34 tenants was valued at £929.9 million at 30 June 2025, reflecting a like-for-like increase in the operational portfolio over the quarter of +0.9%, offset by a reduction of 0.9% from a property disposal. The like-for-like increase was primarily driven by inflation-linked rent reviews partially offset by a marginal widening in the portfolio net initial yield.

Contracted rent decreased by 0.1%, driven by a 1.1% like-for-like increase from inflation-linked, upwards-only annual rent reviews offset by 1.2% from the property disposal.

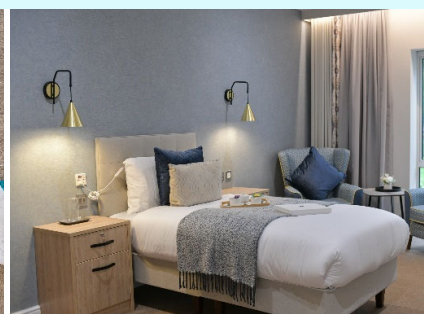
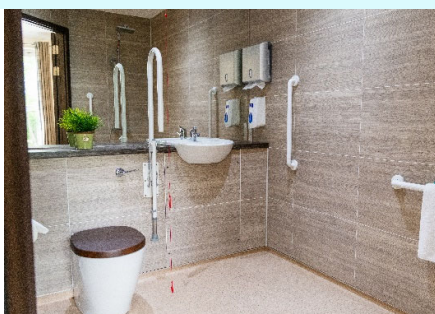
Asset Management and Investment Activity

The Group sold one home for proceeds of £9.6 million, net of costs, which represented a premium of 8% to the external valuation as at 31 March 2025. Further to this, the Group re-tenanted one home, receiving a surrender premium greater than the costs and incentives granted. The contracted rent remained unchanged, and the lease term was extended by a further 20 years. Similarly, contracts were exchanged for the re-tenanting of another home where there will also be an extension to the term, unchanged rent with no incentives granted, and a surrender premium receivable upon completion.

Following the quarter end, the Group re-tenanted an additional asset where the tenant had not been paying the rent, representing 1.4% of the rent roll. This resulted in an increase in the rental level, with no tenant incentives granted, and an expectation that the increased rent will result in a valuation uplift c.£0.3 million at the next valuation date. Re-tenanting discussions have progressed regarding three additional properties representing 3.2% of the rent roll, where the rent was not paid in full for the quarter. A provision has prudently been recognised, and we anticipate rent collection to resume in the current quarter.

Outlook

The Group's recent asset management initiatives are now coming to positive conclusions demonstrating that an active and highly engaged landlord model, when supported by high-quality real estate in attractive geographical locations, is core to delivering strong investment total returns over the long term.

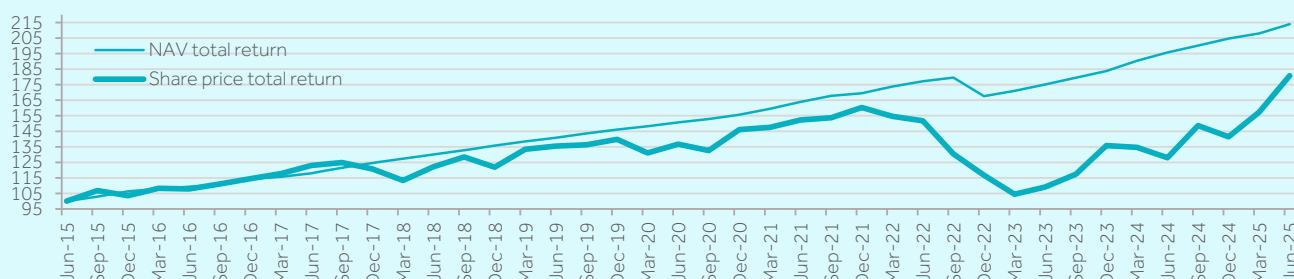


Summary balance sheet

£m	Jun-25	Mar-25
Property portfolio*	929.9	930.0
Cash	39.7	36.3
Net current assets/(liabilities)	(15.7)	(16.2)
Loans	(242.0)	(249.0)
Net assets	711.9	701.1
EPRA NTA per share (pence)	114.8	113.0

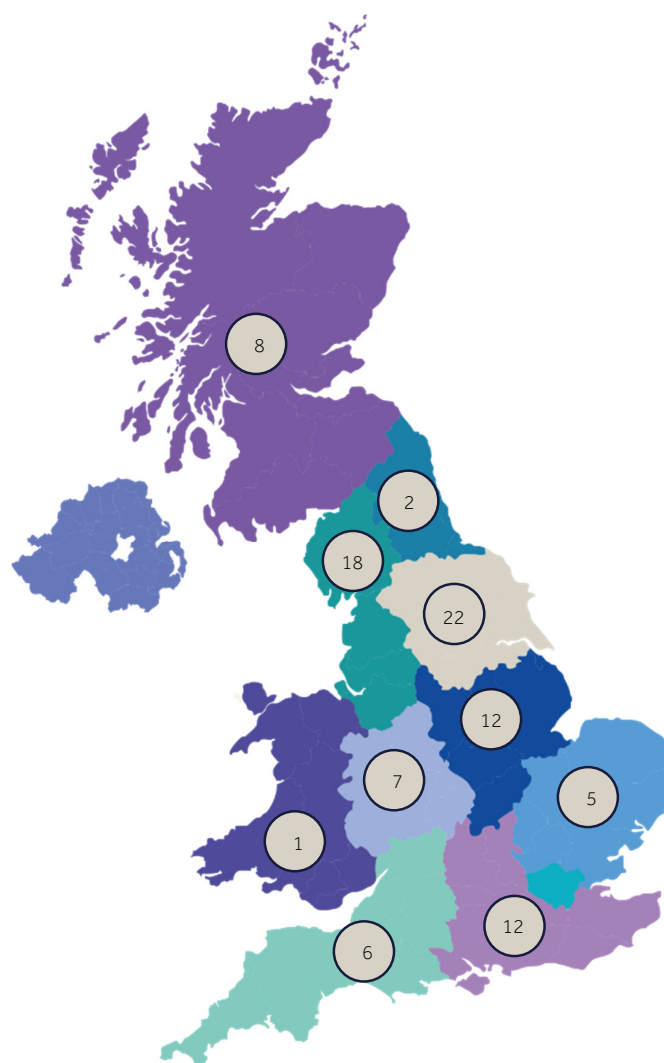
* Ignores the effect of fixed/guaranteed rent reviews. See note 9 to the Annual Report 2024 for full details.

Ten Year Performance – NAV and share price total return (rebased to 100 at June 2015)

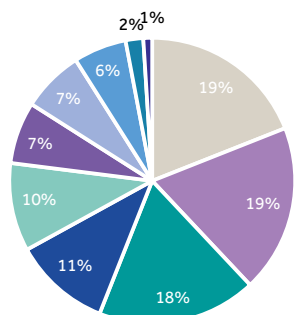




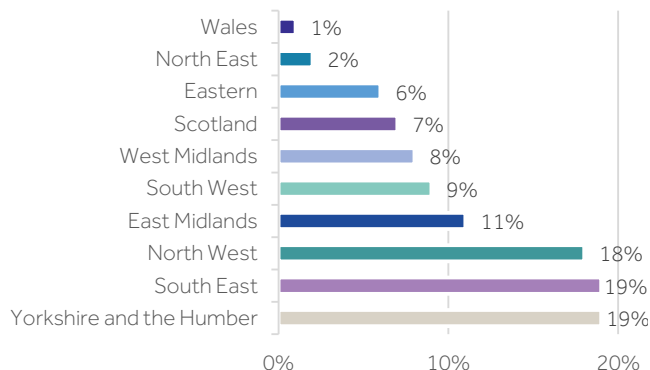
Number of properties by geographic region



Contracted rent by geographic region



Valuation by geographic region (including developments)



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